166.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,600 / 852,600
					USE VALUE:	852,600 / 852,600
					ASSESSED:	852,600 / 852,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANUS EMILY M &
Owner 2:	FITCH DUNCAN
Owner 3:	
Street 1:	15 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POTTER CHARLES BENAJAH MITCHEL -
Owner 2:	-
Street 1:	15 ELMORE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,855 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Wood Shingle Exterior and 1696 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4855.000	456,200	400	396,000	852,600
Total Card	0.111	456,200	400	396,000	852,600
Total Parcel	0.111	456,200	400	396,000	852,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.71 | /Parcel: 502.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 109894

GIS Ref

GIS Ref

Insp Date 07/26/18

!12856!

PREVIOUS ASSESSMENT

Parcel ID 166.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	456,200	400	4,855.	396,000	852,600	852,600	Year End Roll	12/18/2019
2019	101	FV	321,700	400	4,855.	396,000	718,100	718,100	Year End Roll	1/3/2019
2018	101	FV	318,700	400	4,855.	350,700	669,800	669,800	Year End Roll	12/20/2017
2017	101	FV	318,700	400	4,855.	294,100	613,200	613,200	Year End Roll	1/3/2017
2016	101	FV	208,400	400	4,855.	294,100	502,900	502,900	Year End	1/4/2016
2015	101	FV	203,100	400	4,855.	254,500	458,000	458,000	Year End Roll	12/11/2014
2014	101	FV	203,100	400	4,855.	246,100	449,600	449,600	Year End Roll	12/16/2013
2013	101	FV	203,100	400	4,855.	234,200	437,700	437,700		12/13/2012

PRINT

Date	Time
12/11/20	02:53:15

LAST REV

Date	Time
08/20/18	15:07:05
apro	
12856	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER CHARLES	1488-106		4/29/2016		757,000	No	No		
CLARKE CAROL A	1470-7		4/23/2015	Change>Sale	500,000	No	No		
	768-169		8/23/1968	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2016	654	Foundati	3,000					REPLACE SILL
11/3/2015	1705	Heat App	11,000					
10/19/2015	1581	Renovate	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	MEAS&NOTICE	CC	Chris C
4/19/2016	Permit Visit	PT	Paul T
4/19/2016	Left Notice	PT	Paul T
4/19/2016	Measured	PT	Paul T
10/30/2008	Meas/Inspect	355	PATRIOT
1/28/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4855		Sq. Ft.	Site		0	70.	1.17	8									395,956						396,000	

Total AC/HA: 0.11146 | Total SF/SM: 4855 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,956 | Spl Credit | Total: 396,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26910377
Const Adj.:	1.00289965
Adj $ / SQ:	171.826
Other Features:	116596
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511408
Depreciation:	55232
Depreciated Total:	456176

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

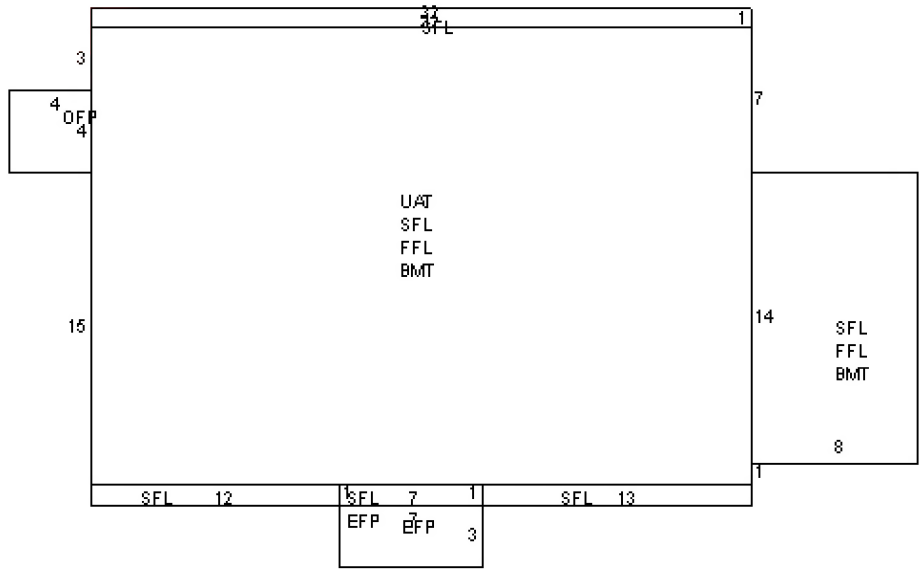
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.01
Special Features:	0	Val/Su Net:	166.98
Final Total:	456200	Val/Su SzAd	268.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	880	171.830	151,207
BMT	Basement	816	51.550	42,063
FFL	First Floor	816	171.830	140,210
UAT	Upper Attic	176	68.730	12,097
EFP	Enclos Porch	28	72.810	2,039
OFP	Open Porch	16	44.130	706

Net Sketched Area:	2,732			Total:	348,322
Size Ad	1696	Gross Are	3260	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X13	A	AV	1960	5.13	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc